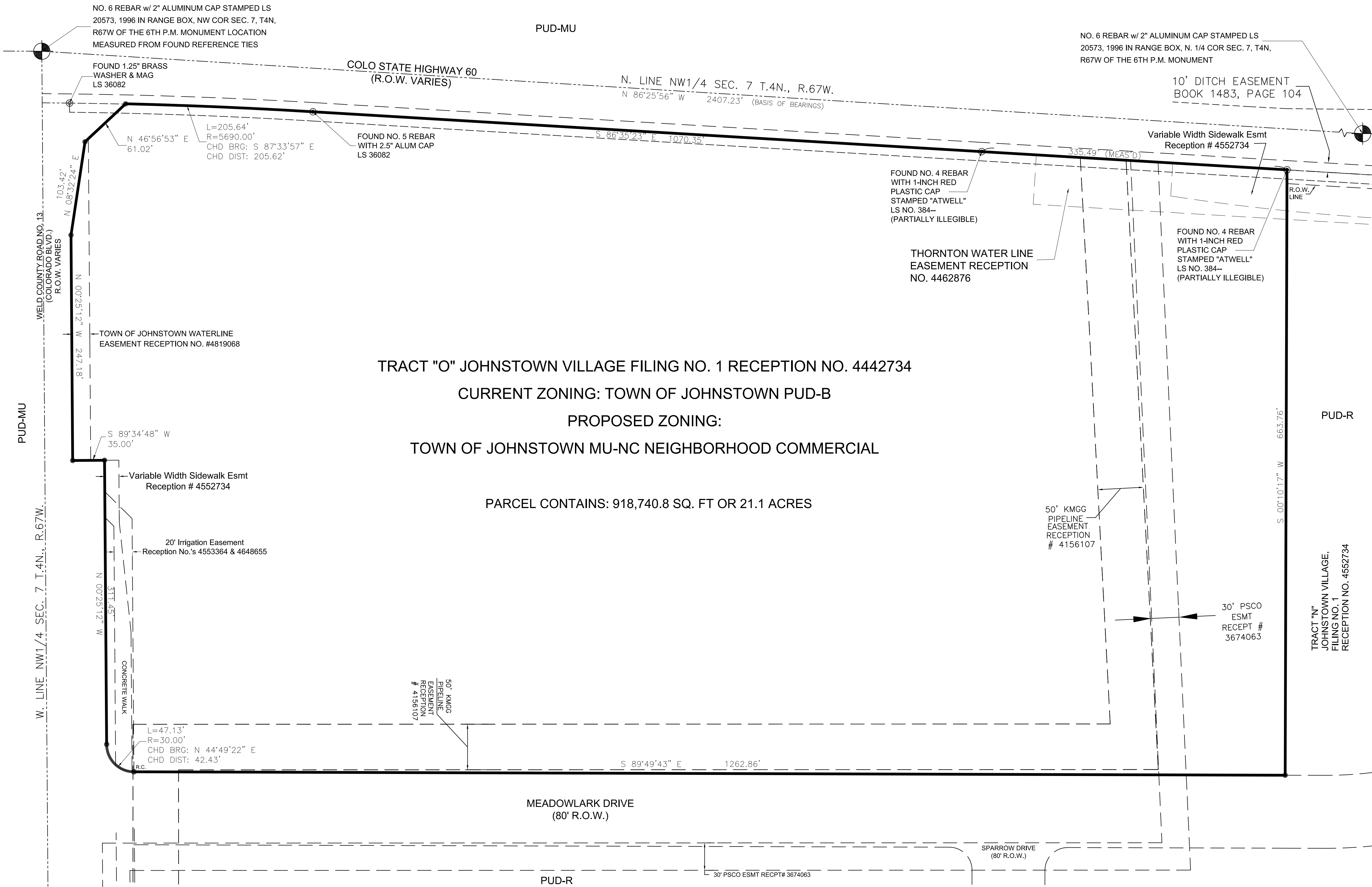
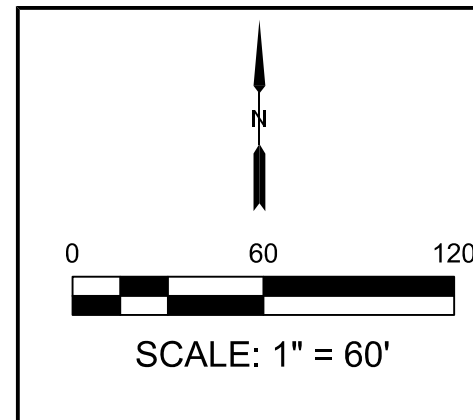


MASSEY SQUARE - ZONING MAP

TRACT "O" JOHNSTOWN VILLAGE FILING NO. 1,
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7,
 TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF WELD, STATE OF COLORADO



TRACT "O" JOHNSTOWN VILLAGE FILING NO. 1 RECEPTION NO. 4442734
 CURRENT ZONING: TOWN OF JOHNSTOWN PUD-B
 PROPOSED ZONING:
 TOWN OF JOHNSTOWN MU-NC NEIGHBORHOOD COMMERCIAL

PARCEL CONTAINS: 918,740.8 SQ. FT OR 21.1 ACRES

LEGAL DESCRIPTION:
 TRACT "O" JOHNSTOWN VILLAGE
 FILING NO. 1, RECORDED 12/23/2019
 AS RECEPTION NO. 4552734

- NOTES:**
- 1.) THIS ZONING MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT.
 - 2.) THIS ZONING MAP AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSE BEYOND THAT FOR WHICH IT WAS INTENDED.
 - 3.) STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 23000310077 DATED FEBRUARY 16, 2023 AT 5:30 PM WAS USED EXCLUSIVELY FOR THE RESEARCH OF EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, TRACT "O" JOHNSTOWN VILLAGE, FILING NO. 1.
 - 4.) DIMENSIONS ARE SHOWN HEREON ARE IN U.S. SURVEY FEET.
 - 6.) FIELD SURVEY CONDUCTED DEC 2022 THROUGH FEBRUARY, 2023.
 - 7.) BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS NORTH 86 DEGREES, 25 MINUTES, 56 SECONDS EAST BETWEEN A FOUND 2-INCH DIAMETER ALUMINUM CAP STAMPED LS 23500 IN RANGE BOX AT THE NORTHWEST QUARTER OF SECTION 7 AND A FOUND 2.5-INCH DIAMETER ALUMINUM CAP STAMPED 20673 AT THE NORTH QUARTER CORNER OF SECTION 7.
 - 8.) PARCEL CONTAINS: 918,740.8 SQUARE FEET OR 21.1 ACRES MORE OR LESS.

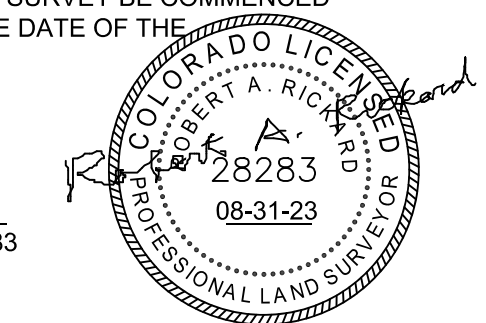
TOWN COUNCIL APPROVAL:
 THIS MAP TO BE KNOWN AS _____ IS APPROVED AND ACCEPTED TO THE TOWN OF JOHNSTOWN, COLORADO BY ORDINANCE NUMBER _____ PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, HELD ON THE _____ DAY OF _____.

BY: _____ ATTEST: _____
 MAYOR TOWN CLERK

SURVEYORS STATEMENT:
 I, ROBERT A. RICKARD, A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS ZONING MAP IS AN ACCURATE REPRESENTATION OF THE PROPERTY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ROBERT A. RICKARD, PLS NO. 28283
 FOR AND ON BEHALF OF
 ROCK CREEK SURVEYING, LLC



ZONING MAP
 TRACT "O" JOHNSTOWN VILLAGE, FILING NO. 1

REVISIONS

ROCK CREEK SURVEYING, LLC.
 3021 GARDENIA WAY
 SUPERIOR, CO 80027
 303-521-7376

DRAWN: RAR
 FIELD DATES: DEC, 2022 - FEB, 2023

SCALE: 1" = 60'
 DATE: AUGUST 31, 2023